



## 21 Virgins Lane, Battle

£875,000 Freehold

A striking contemporary home with panoramic views, exceptional open-plan living, a statement quartz island kitchen, two en-suites, oak detailing throughout and a substantial outbuilding with conversion potential – all set behind generous driveway parking and landscaped grounds.



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This impressive modern home opens directly into a stunning open-plan kitchen, dining and living space finished with wood laminate flooring and designed to maximise light and views.

The dining area sits to the front and is centred around a substantial quartz island with induction hob, integrated draw-down extraction and seating. The kitchen is finished to a high specification with two integrated fridges, two freezers, built-in oven and microwave, wine fridge, inset sink with instant hot water tap and extensive storage, creating a sleek and highly functional entertaining space.

Flowing seamlessly from the kitchen is the main living area featuring a gas fireplace with oak mantel and five-leaf bifold doors opening onto a decked terrace with outstanding views. A separate snug sits just off the living area, continuing the same flooring and offering access to the rear garden along with a contemporary downstairs WC finished with black tiled flooring, white sanitaryware and grey vanity storage.

Spotlighting runs throughout the ground floor, enhancing the clean architectural finish.

To the right of the entrance is internal access to the garage and utility space, providing extensive storage, housing the boiler and offering a roller door opening onto the driveway.

Upstairs, an open landing with oak and glass balustrades and wooden staircase creates a strong architectural statement.

The principal bedroom sits to the front and features wood-effect laminate flooring, a walk-in wardrobe and a high-spec en-suite shower room with walk-in shower, rain and detachable heads, black aqua panelling, white sanitaryware, chrome fittings and heated towel rail.

A further double bedroom overlooking the front also benefits from wood-effect laminate flooring.

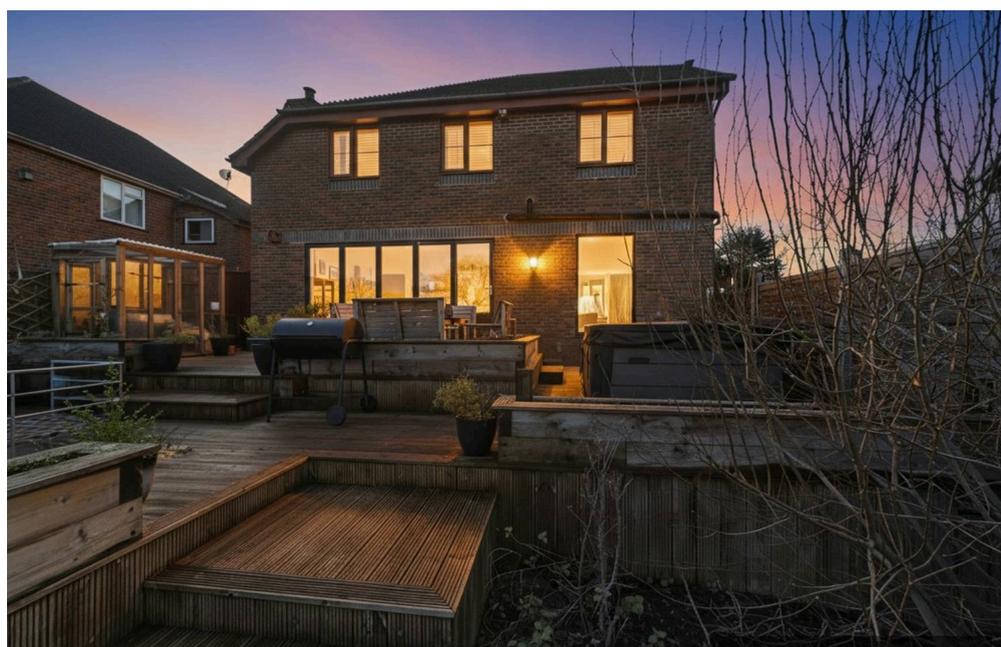
The family bathroom is finished with black tiled flooring, marble-effect aqua panelling around the bath, white suite, rain and detachable shower over bath with glass screen, vanity storage, demist mirror and black heated towel rail.

To the rear are two further generous double bedrooms, one of which benefits from a walk-in wardrobe and en-suite shower room finished with marble-effect tiling, grey aqua panelling, chrome fittings and demist mirror. Both rooms enjoy excellent natural light and rear-facing views.

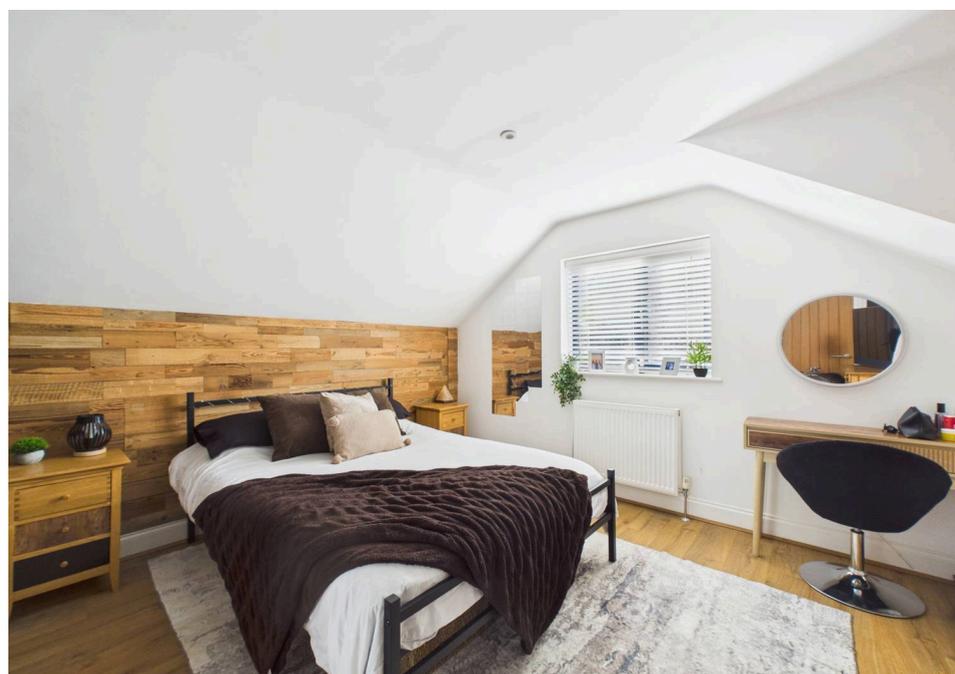
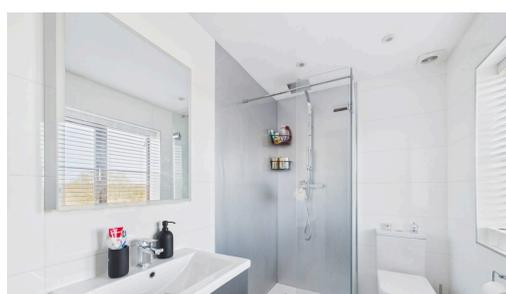
Oak internal doors run throughout the property, reinforcing the quality finish.



- Exceptional open-plan kitchen, dining and living space with panoramic views
- Quartz island with induction hob and integrated extraction
- Five-leaf bifold doors opening onto elevated decked terrace
- Two en-suite bedrooms plus luxury family bathroom
- Detached outbuilding with power, water and conversion potential
- Oak and glass staircase with oak internal doors throughout
- High-spec kitchen with integrated appliances and wine fridge
- Garage and utility space with internal access
- Driveway parking for four vehicles
- Contemporary finish with spotlighting throughout



Bifold doors from the main living area open onto a large decked terrace with steps leading down to a substantial detached outbuilding. The outbuilding is fully plastered with light, power, lantern roof light, laminate flooring, storage room and 5-leaf bifold doors opening onto a decked area. A water supply has been run to the building, offering clear potential for conversion (STP). Beyond is a lawned garden with side access. To the front is a generous driveway providing parking for four vehicles, with gravelled upper section, block paved lower section & access to the garage.





Approximate total area<sup>(1)</sup>

1220 ft<sup>2</sup>  
113.3 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

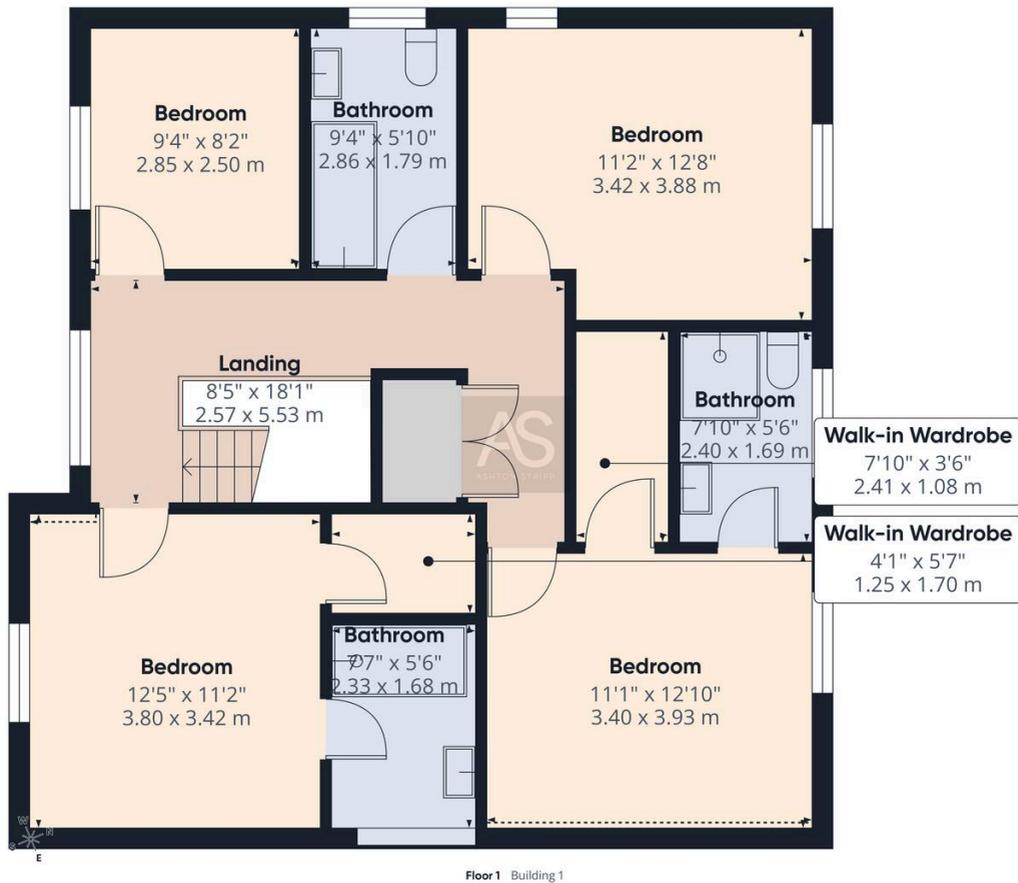
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Approximate total area<sup>(1)</sup>

832 ft<sup>2</sup>  
77.3 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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